

**REDDITCH BOROUGH COUNCIL**

**RECORD OF DECISION TAKEN UNDER URGENCY PROCEDURES**

**SUBJECT:** Energy Efficiency (Private Rented Property) ( England & Wales) Regulations 2015

**BRIEF STATEMENT OF SUBJECT MATTER:**

The above Regulations were updated resulting in the minimum energy efficiency requirement becoming applicable to all relevant tenancies where there is a legal requirement to hold a valid current Energy Performance Certificate (EPC) for the property. The property must meet the minimum E rating to comply with the Regulations, unless an exemption is available and is claimed by being registered in the Public Exemptions Register. In order for the Council to enforce this requirement, approval is required to adopt and implement the enforcement powers under the above named Regulations.

A full report, together with a financial penalty matrix is attached.

**DECISION:**

**The Executive RESOLVE that:-**

- 1) The Council adopt the enforcement powers under the Energy Efficiency (Private Rented Property) (England & Wales) Regulations 2015; and**
- 2) The implementation of these powers are delegated to the Head of Community & Housing Services.**

**(Executive decision)**

**GROUND FOR URGENCY:**

The report was originally presented to Executive on 6 September but due to declarations of interest there was not a quorate meeting to consider the report. The next meeting of Executive was then postponed due to the passing of HRM Queen Elizabeth II. Further the October meeting of Executive again was not quorate to consider the item due to the number of Member declarations of interest.

This matter is now urgent to enable grant funding received to support the implementation of these Regulations to be spend before the end of the financial year.

**DECISION APPROVED BY:**

*(Deputy)* **CHIEF EXECUTIVE**

**INTERIM SECTION 151 OFFICER**  
*(if financial implications)*

.....  
**(Signature) (Sue Hanley / Kevin Dicks - (D)CX)**

.....  
**(Signature) (Peter Carpenter)**

**Date: November 2022**

**PROPOSED ACTION SUPPORTED** *(amend as appropriate)*

..... <b>(Signature)</b>	..... <b>(Signature)</b>	..... <b>(Signature)</b>	..... <b>(Signature)</b>	..... <b>(Signature)</b>
<i>CLLR ISHERWOOD</i>	<i>CLLR WARHURST</i>	<i>CLLR BAKER</i>	<i>CLLR DORMER</i>	<i>CLLR HARTNETT</i>
<b>MAYOR *</b>	<b>PF HOLDER</b>	<b>LEADER of the LABOUR Group</b>	<b>LEADER / LDR CONSERVATIVE Group</b>	<b>CHAIR O&amp;S Committee</b>
Date:	Date:	Date:	Date:	Date:

Notes:

\* In addition to the Executive decision above regarding the matter under consideration, the Mayor is signing to agree both that the Executive decision proposed is reasonable in all the circumstances and to it being treated as a matter of urgency. This is to ensure that the call-in procedures as set out in Part 8 of the Constitution shall not apply where an Executive decision being taken is urgent.